

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

May 10, 2012

Minutes

(Subject to Board of Director's approval)

Board President, Craig Nicholson, called the meeting to order at 6:04 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Greg Honnold,
Joe Mora,
Craig Nicholson,
(Board Members Greg Honnold and Lisa Welch, absent),
Mr. Hughes (unit 236),
Ms. Lenard (representing the owner of unit 335),
Mr. Rauch (unit 351),
Bill Bold (Scribe),
James Nguyen (Bartlein & Company., Inc.)

Mr. Hughes (owner, unit 236) and Ms. Lenard (representing her daughter, K. Schmidt, owner of unit 335) addressed the Board on the subject of a recent **gas leak** from their individual gas lines by the gas meters at building 7628. Both requested the Association pay for the repairs. A brief discussion ensued, regarding Owner/Association responsibility for gas line replacement, Board's policy statement on Common area repairs; Newsletter item will recommend owners work with other owners, in their building, to repair all gas lines at one time, saving costs; Board declined their requests for reimbursement.

Meeting Minutes: The **April Board Meeting minutes** (4/12/12) were **approved** as presented.

Treasurer's Report:

	April '12	YTD
Total Income	\$73,957.00	\$278,669.14
Operating Expenses	22,844.34	108,130.81
Reserve Expenditures	0	116,892.07
Total Expenditures	22,844.34	225,022.88
Transfer to Reserve	(51,112.66)	(83,414.26)
Transfer from Reserve	0	30,399.00
Total in Savings	\$1,448,219.38	
Total Assets	\$1,503,805.19	

James N. reported Operating Expenses are approximately 7% below budget. The April Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported eucalyptus tree removal and pruning, Action Tree Service trimming completed.

Old Business

The Board addressed:

- **Dry rot repair:** James N. reported on the repairs to units 125/252/352; repairs to units 360/361 scheduled.
- **Waterproofing improvements:** James N. reported building 7620 currently in work, buildings 7626 and 7636 next on list and that will complete the project.
- **“Common area” repair policy:** the Board briefly discussed the issue and **approved** the clarification/interpretation of the existing policy; will inform homeowners.
- **Pool fence:** the Board discussed fence style options and requested James N. secure a bid for a “shepherd’s hook” fence.
- **Pagoda lights:** the Board discussed new light “sample” installation, and clarified “tall”, as opposed to “low” pagoda lights and the “tall” lights requiring repair for stability.
- **Sauna:** the Board briefly the status of the sauna door and heater.
- **Parked vehicle towing:** Board discussed specific vehicles on the tow list, **approved** towing a “tagged” red Miata.

No other Old Business

New Business

Items addressed:

- **Exterior painting:** the Board discussed the current (4) bids; **approved** the bid from Affordable Painting (\$240,240), including full prime prep.
- **Liens:** Board **approved** filing a lien on unit 353 for outstanding association dues.
- **Pool security/patrol:** the Board discussed security services, no action taken, at this time.
- **Roof replacement schedule:** James N. reported 7640 re-roof completed, 7620 re-roofing scheduled (Home Roofing, contractor).

No other New Business

At this time, the Board went to Executive Session.

The meeting was **adjourned** at 8:13.

The next Board meeting is scheduled for **Thursday, June 14, 2012, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe